

Rec'd for Record April 28 1980 At 3:33 O'clock PM Day Recorded Ex'd per Charles C. Keller, CLK

THIS MORTGAGE, made this 28th day of April, 1980, by and between

THOMAS A. PICKETT and DOROTHY V. PICKETT, his wife

hereinafter called "Mortgagor," and

FREDERICKTOWN BANK AND TRUST COMPANY, a body corporate, hereinafter called "Mortgagee."

WITNESSETH: WHEREAS, Mortgagor now stands indebted unto Mortgagee in the sum of

----- FORTY THOUSAND -----

Dollars (\$ 40,000.00), which sum was lent to the Mortgagor, evidenced by a note of even date herewith payable to the said Mortgagee, or order, with interest from date at the rate of eighteen----- per cent (18 %) per annum on any unpaid balance ~~under the terms of the note~~ until paid, interest only being payable in monthly installments of Six Hundred Dollars (\$600.00) for the period of four (4) months, when the entire principal balance, plus all interest accrued thereon shall be due and payable.

APR 28-80 * 21174 ****279.00
APR 28-80 B 21174 ****264.00
APR 28-80 B 21173 ****15.00

Recording Fee 15.00
Md. Stamp Tax 264.00
\$ 279.00

AND WHEREAS, for the better securing of the payment of said single bill or note or notes that may be given hereafter in extension or renewal of the note referred to above or any part thereof, the Mortgagor does hereby execute this mortgage.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), in hand paid, the said Mortgagor does hereby grant and convey in fee simple unto Mortgagee, its or their heirs, personal representatives, successors or assigns, hereinafter collectively called "Mortgagee", all of the following described parcels of land situate, lying and being in Braddock Election District, Frederick County, Maryland:

PARCEL A: Those two lots or parts of lots fronting on the east side of Ridge Road for an aggregate distance of 111 feet more or less, and running back for a depth of 200 feet, more or less.

BEING all and the same real estate which was conveyed unto Thomas A. Pickett and Dorothy V. Pickett, his wife, by a deed from Benjamin L. Shuff and Elizabeth C. Shuff, his wife, dated March 16, 1966, and recorded among the Land Records of Frederick County, Maryland, in Book 745, page 91.

PARCEL B: All that lot fronting 100 feet, more or less, on the east side of Ridge Road and having a depth of 400 feet, more or less.

BEING all and the same real estate which was conveyed unto Thomas A. Pickett and Dorothy V. Pickett, his wife, by a deed from Benjamin L. Shuff and Elizabeth C. Shuff, his wife, dated March 16, 1966, and recorded among the Land Records of Frederick County, Maryland, in Book 745, page 91.

PARCEL C: Beginning at an iron pipe at the end of the first line described in a deed from Alden E. Fisher and Harriett K. Fisher, his wife, to Frederic A. Leonard and Carman G. Leonard, his wife, dated January 5, 1960, and recorded in Book 630, page 436, and running thence by and with the second line of said deed (1) North 89° 47' East 200.0 feet to an iron pipe, thence (2) North 2° 50' West 200.0 feet to an iron pipe, thence (3) South 89° 20' West 200.0 feet to an iron pipe at the southeast corner of the property conveyed to John M. Bucheimer, Jr. and wife by Gilbert T. Friese and wife, by deed dated April 9, 1966, and recorded in Book 745, page 166, thence by and with the rear line of the former Guyton lots and a lot of the within Thomas A. Pickett and Dorothy V. Pickett, his wife, facing on Ridge Road (4) South 2° 20' West 311.0 feet to the place of beginning, containing 1.43 acres, more or less.

BEING all and the same real estate which was conveyed unto Thomas A. Pickett and Dorothy V. Pickett, his wife, by a deed from Alden E. Fisher and wife, dated June 28, 1966, and recorded among the aforesaid Land Records, in Book 749, page 577.

PARCEL D: Those two Outlots "A" and "B", as shown on a Plat entitled "Round Hill", recorded among the Plat Records of Frederick County, Maryland, in Plat Book 5, page 83.

BEING all and the same real estate which was conveyed unto Thomas A. Pickett and Dorothy V. Pickett, his wife, by a deed from Alden E. Fisher and Harriett K. Fisher, his wife, dated December 29, 1967, and recorded among the aforesaid Land Records in Book 777, page 569.

Ed. habit filed January 22, 1981